to give *Seven* Days' notice to repair such portions as shall require repair to the owner or occupier of the other house or building; and if after the expiration of such notice, the person to whom such notice shall be given shall have neglected or refused to repair the same, then the owner of the adjoining house or building so endangered may cause such ruinous parts above the roofs of his house or building to be forthwith pulled down, and rebuilt or repaired, and may recover the expenses thereof, after the correctness of such costs shall have been certified by the said Official Referees in manner aforesaid, in manner hereinbefore directed for recovering the expenses of building party walls.

And be it enacted, That whenever any party wall hereafter to be built shall have been built between any house or building and any other house or building, or whenever any party wall hereafter to be built shall have been built between any house or building and any vacant ground; or whenever a ruinous and defective party wall shall have been condemned or pulled down and rebuilt, and whenever One or more timber partitions between any house or building and any other house or building shall have been pulled down, and a party wall built in lieu thereof, or whenever any party wall or party arch between intermixed properties shall have been condemned and pulled down, and a new party wall or party arch built in lieu thereof, or whenever any party fence wall of sufficient height and thickness shall be used as a party wall, or whenever any party wall built on the site of a party fence or party fence wall shall be used otherwise than as a party fence wall by the party who shall not have built the same; then and in every and each of these cases (and in every other case of reimbursement) the person at whose expense such party wall or party arch shall have been built or rebuilt shall be entitled to be paid and to recover from the owner of any adjoining house, building or ground, a sum of money equal to *One moiety* of the value of so much of such party wall or party arch as shall be built in the manner and of the materials, and of the thicknesses herein required for party walls of the Rate of such adjoining house or building, or of so much of such party wall or party arch as such adjoining owner or owners shall at any time make use of, deductions being made, where proper, for the value of old materials; and also, the value of such chimney jambs, chimney breasts and flues, which shall have been set up in any party wall, by the instructions of the owner of any vacant ground adjoining to the same, if not already paid for; and also a proportional part of all expenses which shall be necessary for pulling down the old timber partition, or the old party wall or party arch (when the same shall have been condemned), in lieu of which, such party wall or party arch shall be built; and the whole of the reasonable expenses, including Surveyor's and Referee's fees, where hereby authorized for or in respect of the shoring up such adjoining building to any timber partition which may be pulled down, or to any party wall or party arch which may have been condemned, and for removing any goods, furniture or other things, and for pulling down any wainscot or partition; and also all such costs (if any) as may have been awarded by the Official Referees as aforesaid, in any of the cases hereby provided for; and in the meantime and until such moiety or other proportional part of the expense of building such party wall or party arch, or such other expenses as aforesaid, shall be so paid, the sole property of all such party wall, and of the ground whereon it stands, and of all such party arch, shall be vested entirely in the person or persons at whose expense the same shall have been built: Provided always, That nothing herein contained shall be construed to impair or diminish the obligation hereinbefore imposed upon the owner of any building by whose neglect or default any party wall adjoining to such building, being sound, shall have been damaged and injured in the rebuilding thereof, so as to be condemned as aforesaid, to make good all the expenses attendant on the survey thereof, and on the pulling down and rebuilding of such party wall, and the reinstating all the internal finishings and decorations of the adjoining building which shall become damaged thereby, nor the right of the owner or occupier of such adjoining building to recover all such expenses from the owner or occupier culpable of such neglect or default, his heirs, executors, administrators and assigns.

And be it Enacted, That whenever a party wall shall have been built between any house or building and any vacant ground, the owner or owners of such vacant ground who shall have consented to the same, or shall have given instructions as hereinbefore directed for the setting up of the chimney-jambs, chimney-breasts and flues, shall be deemed to have made use of such party wall; and the person or persons at whose expense such party wall, chimney-jambs, chimney-breasts and flues shall have been built, shall be entitled to be paid and to recover from such owner or owners One moiety of such expense within *Twenty-one* Days after demand, or after having left a true account in writing of the expense of building the same as herein directed for condemned party walls and party arches; and such account shall be delivered to such owner or owners within *Ten* Days after the completion of the building of such party wall, or so soon after as conveniently may be.

And be it Enacted, That whenever one or more timber partitions between one house or building and any other house or building shall have been pulled down and a party wall or party walls built in lieu thereof; the person at whose expense such party wall shall have been built shall be entitled to be paid and to recover from the owner of the house or building a sum of money equal to One moiety of the value of so much of such party wall (deducting for old materials) as shall be built in the manner and of the materials and of the thicknesses hereinbefore required for party walls, at the rate of such adjoining house or building, and for the height and breadth of so much thereof as such adjoining owner shall make use of; and also for a proportional part of all other expenses which shall be necessary for pulling down the old timber partition or partitions; and the whole of all the reasonable expenses for shoring up such adjoining building, and for removing any goods, furniture or other things, and for pulling down any wainscot or partition; and the person or persons at whose expense such party wall or party walls shall have been built, and such timber partition or timber partitions shall have been pulled down, shall be entitled to be paid and to recover from the owner or owners of the adjoining house or building One moiety, or a proportional part of such expense, deducting therefrom a reasonable allowance for the old materials pulled down, as the case may be, and all the other reasonable charges as aforesaid (including Surveyor's, Official Referees' and other fees), within *Twenty-one* Days after demand, or after having left a true account in writing of the expense of building and pulling down the same, and of all the other reasonable expenses as aforesaid as hereinafter directed for condemned party walls and party arches; and such account shall be delivered to such owner or owners within *Ten* Days after the completion of the building of such party wall, or so soon after as conveniently may be.

And be it Enacted, That whenever any ruinous and defective party wall shall have been condemned, or whenever any party wall or party arch between intermixed properties shall have been condemned, then the person or persons at whose expense such party wall or party arch shall have been rebuilt shall be entitled to be paid and to recover from the owner of the adjoining house or building a sum of money equal to One moiety of the value of so much of such party wall or party arch as shall be built in the manner and of the materials and of the thicknesses hereinbefore required for party walls of the rate of such adjoining house or building, and for the height and breadth of so much thereof as such adjoining owner or owners shall make use of, and also for a proportional part of all other expenses which shall be necessary for pulling down the old party wall or party arch, and the whole of all the reasonable expenses for shoring up such adjoining building, and for removing any goods, furniture or other things, and for pulling down any wainscot or partition, and also for all such costs (if any) as may have been awarded by the Official Referees as aforesaid; and within *Ten* Days after the completion of the building of such party wall or party arch, or so soon after as conveniently may be, the person or persons at whose expense the same shall have been built shall leave at such adjoining house or building a true account in writing of the number of rods and parts of rods of brickwork, and of all digging, concrete, stonework and other materials or labour employed in building each party wall or party arch for which the owner or owners of such adjoining house or building or ground shall be liable to pay, and of the deduction which such owner or owners shall be entitled to make therefrom on account of the old materials of the wall or arch or other things pulled down, and also a true account of such other expenses and costs as aforesaid; whereupon the occupier of such adjoining house or building or ground, not being a yearly tenant or tenant at will, shall pay to the person or persons at whose expense the said party wall or party arch shall have been built, One moiety or such proportional part as aforesaid for the pulling down and rebuilding, and all the reasonable expenses for shoring up and supporting such adjoining house or building as aforesaid, and for all such other expenses as are hereinbefore directed to be paid by the owner of such adjoining building or ground, and shall deduct the same out of the rent which shall become due from him to such owner under whom he holds the same respectively, until he shall be reimbursed the same in proportion as is hereinafter directed; and in case the same be not paid with *Twenty-one* Days next after demand thereof, then the same shall and may be recovered, together with full costs of suit, of and from such owner by action of debt or on the case in any of Her Majesty's Courts of Record at Westminster, and if the plaintiff in any such action shall, *Three* calendar Months at the least before the commencement thereof, give notice in writing to the person against whom such action is intended to be brought of his intention to bring the same, or leave the same at his last or usual place of abode, and shall in such notice specify the sum for which it is to be brought, and also annex to such notice a bill of the true particulars of the expenses and charges with which the defendant is to be charged; then such plaintiff, if he recover the full sum specified in such notice, shall also recover and be entitled to double costs of suit, and shall have and be entitled to the like remedies for recovery thereof as are usually given for costs in other cases of costs at law.

And be it Enacted, That the expense of building any party wall, or of pulling down and rebuilding any party wall, party arch or timber partition, or of repairing any party wall, and the value of old materials, and all and every other expense for pulling down, building or repairing, which any person shall be entitled under this Act to recover from any other person, shall be estimated and valued at such rates and prices as shall be from time to time fixed by the Official Referee; and no account shall be delivered except the same shall have been approved of by the Referees, whose decision shall be final.

And be it Enacted, That when the costs and all other expenses of pulling down, securing, repairing, and rebuilding party walls, party arches, party fence walls or other parts of houses or buildings according to the provisions of this Act, shall have been ascertained, and paid by the owner or person upon whom the payment thereof shall have fallen; then it shall be lawful for such owner or person to call upon all other persons interested in the premises, such as freeholders, copyholders, ground landlords, lessors, lessees, and the like, but not upon yearly tenants or tenants at will, to contribute a due proportion of such costs and expenses according to the covenants of the several leases or agreements between them, calculated according to both time and amount; and if all the parties so interested cannot agree among themselves upon an equitable division and arrangement of such costs and expenses, the same shall be settled and determined by the award of the Official Referees, whose decision shall be final; and the person upon whom the payment of such costs and expenses shall have fallen shall have (against all persons required by the award of such Official Referees to contribute thereto) the like remedies to compel payment of the money as are hereinbefore given for compelling the first payment of such costs and expenses, and of the costs and charges of such Referees.

And be it Enacted, That *Two* clear Days at least before any house or building shall be begun to be built, and before any addition or alteration shall be made to any house or building, and before any party wall, external wall, chimney stack or flue, shall be begun to be built, pulled down, rebuilt, cut into or altered, and before any opening shall be made in any party wall, and also before any building duly begun in compliance with the provisions of this Act (and the progress thereof shall have been suspended for any period exceeding *Three* calendar Months) shall be again proceeded with, and also whenever the builder or other person employed by any owner or other person in any building, pulling down, alteration or rebuilding, shall be changed during the progress thereof, and before any other matter or thing shall be done, which by this Act is placed under the supervision of the district Surveyor, a notice in writing shall be left at the office of the Surveyor, signed by the master builder or workman, or other person who shall be or be about to be employed, or shall be about to build, pull down, rebuild, cut into, or alter such building, party wall, external wall, chimney-back or flue, or to go on with such building, pulling down, rebuilding, cutting into or alteration, or by the owner of the building, wall, chimney-back or flue, or of the intended building, wall, chimney-back or flue, or by any other person for whom and by whose order such work shall be done; and such notice shall state in general terms the nature of the work intended to be begun or proceeded with, and the place where the same is done or carried on, or is to be done or carried on; and also the christian and surnames at length, and the usual places of abode of the owner of the property, or other person by whose order such work shall be done; and of the master builder or workman or other person who shall be employed or shall be intended to be employed therein; and every master builder, workman or other person who shall neglect to give such notice, or who shall begin to build or do any of the things aforesaid, before such notice as aforesaid has been given; and also any person who shall refuse to admit the Surveyor or any other Surveyor or Architect authorized under this Act from time to time and at all reasonable hours to inspect any building in course of construction, demolition, alteration or reconstruction, shall, for every default therein, forfeit and pay to such Surveyor Treble the fees which such Surveyor or Architect would have been entitled to receive for his trouble in inspecting the same, and shall also for every such default forfeit a sum not exceeding Twenty Pounds, to be recovered by any action, in any of Her Majesty's Courts of Record at Westminster, by any person who shall sue for the same; and in case any such house, building, chimney or wall shall have been begun to be built, pulled down, rebuilt, cut into or altered as aforesaid, or shall be proceeded with after any suspension of the progress thereof, before such notice as aforesaid shall have been given; or in case such Surveyor or Architect shall have been refused admittance to inspect the same as aforesaid, the same shall be liable to be abated as a nuisance under the provisions herein contained; and that in case any person having duly begun any house or building requiring compliance with the provisions of this Act shall suspend the progress and completion of such building for any period exceeding *Three* Months, and shall again go on with the same; or in case the builder or other person employed by such owner or other person in such building shall be changed during the progress thereof, notice in writing thereof, and of the name of the person to be employed to go on with such building, shall be given to the Surveyor, or left at the Surveyor's office, in like manner as is required upon beginning any new building; and every person making default or neglecting to give or leave such notice shall for every offence forfeit and pay a sum not exceeding Ten Pounds, to be recovered as hereinafter mentioned.

And be it Enacted, That it shall be lawful for any Surveyor appointed or confirmed by virtue of this Act, and all other persons, to commence and prosecute proceedings for the recovery of any penalty or forfeiture, or for the pulling down or alteration of any house or building, against any owner, occupier, builder, workman or other person, for any default made in complying with the provisions of this Act, at any time within *Three* Months after such default shall have been made, provided that the person intending to commence such proceedings, if not One of

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